Staff Memorandum

To	Mayor A. Nuttall, Deputy Mayor R. Thomson and Members of Council
Subject	Development Services Summary Report 2025 - Development Applications and Planning Policy Initiatives
Date	April 15, 2026
Ward	All
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

Purpose

The purpose of this memorandum is to provide members of Council with an overview of the development application activity and planning policy initiatives of the Development Services Department in 2025.

Overview

Development Services received a steady volume of development applications in 2025 and staff delivered strategic initiatives and community consultation on projects such as: the City initiated Official Plan Amendment for consistency with the Provincial Planning Statement, 2024; the Conservation of Built Heritage Community Improvement Plan (CIP); and the Community Planning Permit System (CPPS). Staff have also continued work on the Housing Implementation Plan. A separate memorandum will be provided to Council to report on the progress of the Housing Action Plan, Housing Strategy, and Municipal Pledge.

Additionally, staff provided support to Committees of Council such as: the Sustainability Advisory Committee; Heritage Barrie; Parking Advisory Ad-Hoc Committee; Town & Gown Committee; and the Committee of Adjustment. The delivery of core services continues to be a priority in supporting economic activities and investment interests throughout the City.

Development Services Application Activity

Development application activity remained steady throughout 2025. The review and approval of development applications involves input from various branches of the Department, including Development and Policy Planning, Engineering Approvals, Parks Planning and Transportation Planning, as well as input from other internal departments and external agencies. Development Services field staff continue to deliver timely inspection services in association with projects on private property to ensure project timelines are met for industry partners and to allow building permits to be issued across the City.

The following tables demonstrate application activity per quarter for 2025 and do not include applications such as telecommunications towers, removals of holds, or deeming by-laws that were also processed by staff this year.

While the applications received and approved demonstrate steady development activity in the City, this does not necessarily correlate with registrations or construction activity, which is generally driven by favourable economic conditions and is impacted by many external factors the City has little to no control or influence over, such as economic challenges.

Housing starts and construction activity in 2026 will be dependent on economic conditions becoming more favourable and stable for home builders and purchasers.

Table 1: Applications Received in 2025 by Quarter and Type

	2025				Total	Historical Comparison				
Application Type	**Q1**	**Q2**	**Q3**	**Q4**		**2024**	**2023**	**2022**	**2021**	**2020**
Pre-Consultation*	16	9	20	12	**57**	62	81	83	112	62
Official Plan Amendments	2	0	1	2	**5**	3	1	8	3	7
Zoning By-law Amendments	2	3	3	5	**13**	27	11	31	25	18
Site Plan Approval	3	8	4	15	**30**	37	18	26	29	28
Draft Plan of Subdivision	2	0	0	2	**4**	7	6	6	9	4
Site Plan Exemption	1	5	6	2	**14**	19	15	52**	71**	62**
Consent***	9	11	6	17	**43**	60	33	48	35	34
Minor Variance***	14	24	14	21	**73**	102	69	32	61	40
Redline Revisions	-	-	-	-	**-**	2	3	1	2	5
Draft Plan Extensions	2	2	5	1	**10**	5	8	12	14	7
Site Plan Extensions	1	2	2	7	**12**	7	4	4	0	6
Site Alteration	0	3	2	3	**8**	12	16	14	9	-
Condominiums	0	0	0	1	**1**	9	17	-	-	-
Part Lot Control	9	15	7	3	**34**	44	101	-	-	-
Total	**61**	**82**	**70**	**91**	**304**	**396**	**383**	**317**	**370**	**273**

*Pre-Consultation applications became optional under *Bill 185 – Cutting Red Tape to Build More Homes Act, 2024*
**Increase from the Patios Everywhere Program, 2020-2022
***Based on when the public hearing occurred, not when the file was received. Also, excludes requested deferrals.

Table 2: Applications Approved in 2025 by Quarter and Type

	2025				Total	Historical Comparison				
Application Type	**Q1**	**Q2**	**Q3**	**Q4**		**2024**	**2023**	**2022**	**2021**	**2020**
Official Plan Amendment	0	1	1	0	**2**	2	2	4	2	3
Zoning By-law Amendment	4	8	5	0	**17**	23	24	18	8	25
Site Plans & Amendments	4	10	8	14	**36**	14	25	19	9	17
Draft Plan of Subdivision & Redlines	2	2	0	4	**8**	7	6	5	2	3
Total Applications Approved	**10**	**21**	**14**	**18**	**63**	**46**	**57**	**46**	**21**	**48**
Total Residential Units					**4,908**	**3,141**	**710**	**3,173**	**577**	**1,574**

Table 3: Applications Registered in 2025 by Quarter and Type

	2025						Historical Comparison							
Application Type	**Q1**	**Q2**	**Q3**	**Q4**	**Total**	**Units**	**2024**	**2024 Units**	**2023**	**2023 Units**	**2022**	**2022 Units**	**2021**	**2021Units**

Site Plan	3	4	3	3	13	918	10	314	12	1397	11	416	17	1,137
Draft Plan of Subdivision	1	1	1	-	3	42	7	1,314	2	316	6	1,852	5	575
Pre-Servicing	-	1	-	-	1	-	3	-	2	-	2		7	-
Total	**4**	**6**	**4**	**3**	**17**	**960**	**20**	**1,628**	**14**	**1,713**	**19**	**2,268**	**29**	**1,712**

The Development Services Department's zoning enforcement team continues to receive a high volume of zoning enforcement cases, as illustrated in Table 4. The Department has noted an increase in the complexity of files across the City, as the City grows and becomes denser and more developed. Zoning enforcement staff continue to work with property owners through an educational and remedial approach before proceeding with enforcement and legal action. This approach has proven to work well and is appreciated and respected by all.

Table 4: Zoning Enforcement Cases in 2025

	2025				Total	Historical Comparison			
ENFORCEMENT TYPE	**Q1**	**Q2**	**Q3**	**Q4**		**2024**	**2023**	**2022**	**2021**
Total Received	**250**	**284**	**300**	**206**	**1040**	**981**	**981**	**964**	**921**
Under Investigation	115	130	299	473	473	424	256	386	319
Resolved (same period)	118	125	123	66	432	372	309	356	381
Resolved (from previous periods)	91	58	168	51	368	283	362	333	199
No Violation (same period)	17	29	51	35	132	129	205	201	221
No Violation (from previous periods)	15	13	5	3	36	30	94	87	59

Public and Neighbourhood Meetings

Meeting participation has continued through virtual platforms such as Zoom and Microsoft Teams for public consultation and technical development review meetings. Table 5 provides an overview of the number of public meetings that occurred in 2025.

Zoom continues to be used to host Committee of Adjustment and neighbourhood meetings, while public information sessions have been hosted in-person. Microsoft Teams is used for technical and pre-consultation meetings with applicants, consultants, internal staff and external agencies. Council and Committee meetings are held in a hybrid format giving residents the option to attend in person or virtually. Recordings of neighbourhood meetings can be accessed through the City's Development Projects webpage and Council/Committee recordings can be accessed via the City's YouTube channel and some meetings are available to watch live on Rogers TV.

Participation levels have remained strong, as the public has been able to attend and provide input at each meeting. Positive feedback continues to be received from the public, applicants and consultants on virtual meetings, including increased accessibility and convenience for participants and efficiencies in time and resources.

Table 5: Number of Virtual Public Engagements in 2025

Meeting	Number of Engagements
Committee of Adjustment Meetings	12
Neighbourhood Meetings	11

Planning Policy Initiatives and Programs

City Initiated Official Plan Amendment to be Consistent with the Provincial Planning Statement (PPS), 2024

Development Services staff advanced a City-initiated Official Plan Amendment (OPA) to ensure the Official Plan 2051 (May 2024) is consistent with the Provincial Planning Statement, 2024 (PPS 2024), which came into effect on October 20, 2024 and replaced the former Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019). Under the *Planning Act*, all municipal official plans and planning decisions are required to be consistent with the PPS. In this regard, the purpose of the amendment was to update the 'Employment Area' designations and definitions to ensure that the future integrity of both 'Employment – Industrial' and 'Employment – Restricted Industrial' lands are preserved for prime employment uses. The amendment was approved by Council on March 25, 2026.

Draft Comprehensive Zoning By-law

Staff are currently reviewing feedback received at the Public Meeting held on November 14, 2024, as work continues on the Draft Comprehensive Zoning By-law. To ensure the new Zoning By-law implements the vision of the Official Plan and is consistent with the Provincial Policy Statement (PPS), employment zones will be realigned in accordance with the designations in the City-initiated Official Plan Amendment. An additional public meeting is anticipated prior to the comprehensive Zoning By-law being brought forward for Council's consideration.

Conservation of Built Heritage Community Improvement Plan

The Conservation of Built Heritage Community Improvement Plan (CIP) was adopted by City Council on April 16, 2025. It is a City-wide incentive program intended to support the conservation and long-term viability of Barrie's built heritage resources. The Heritage CIP provides financial incentives to owners of listed and designated heritage properties to assist with the costs associated with conservation, restoration, renovation, and eligible upgrades. The program is designed to encourage good stewardship of heritage properties, support reinvestment in existing buildings, and ensure that Barrie's historic character is conserved as the City continues to grow.

City-Initiated Bulk Heritage Designations

The City initiated a Bulk Heritage Designation Project in response to legislative changes requiring that listed properties on the Municipal Heritage Register either be designated under Part IV of the *Ontario Heritage Act* or removed from the Register by 2027.

In this regard, the Heritage Barrie Committee made a request of City Council to designate nine properties under Part IV of the *Ontario Heritage Act*. Staff in Development Services facilitated this request, and retained MHBC Planning Ltd., who produced the Cultural Heritage Evaluation Summary Report, to inform the designation of these properties. The nine properties included 14 Cumberland Street, 84 Cumberland Street, 88 Cumberland Street, 97 Cumberland Street, 250 Dunlop Street West, 90 William Street, 87 Owen Street, 126 Burton Avenue, and 22 Granville Street.

Designation requires the passing of a by-law, which sets out the historical value, attributes, and reason(s) for heritage conservation. All nine properties met the minimum criteria of Ontario Regulation 9/06, a mandatory test when determining cultural heritage value or interest. City Council passed the designating by-laws for all properties on June 18, 2025, through motion 25-G-151.

Staff in Development Services were directed to act on the recommendation from the Heritage Barrie Committee, by City Council. This included answering questions, and providing clarity to those property owners involved, managing the retained consultant team, and ensuring all legislative timelines, and requirements, were met throughout the process.

Housing Community Improvement Plan (CIP)

In 2025, Council allocated $5 million in funding to the Housing CIP Reserve to support a Per Door Grant intake. The 2025 intake was highly competitive, with applications requesting funding well in excess of the available budget. Following evaluation, funding was awarded to projects that demonstrated readiness to proceed, alignment with affordability objectives, and the ability to deliver units within required timelines. The full per door grant budget was conditionally awarded to two (2) projects, which in total will support the construction of 262 new rental housing units, including 55 affordable units. Staff are working with the property owners to execute legal agreements.

The Barrie Bonus for Additional Residential Units (ARUs) program was implemented with an initial budget of $195,000 from the Housing CIP Reserve to create new affordable ARUs within the City of Barrie.

The Housing CIP Homeownership Forgivable Loan program was implemented with an initial budget of $281,160 from the Housing CIP Reserve to provide forgivable downpayment loans to qualifying Barrie residents for downpayment assistance when purchasing a qualifying home within the City of Barrie.

Housing Development Concierge Program

Development Services staff administered the Housing Development Concierge Program throughout 2025, strengthening its role as a key support mechanism for strategic housing delivery. The program has provided targeted guidance to non-profit and private developers across the full development lifecycle by supporting site selection, pre-submission due diligence, funding and incentive navigation, partnership development, and streamlined approvals. This hands-on approach has helped accelerate a diverse range of projects, including affordable rental and ownership housing, transitional housing, and purpose-built rental developments.

Demand for the program has remained strong, and it is currently operating at full capacity. The program's continued uptake demonstrates both the value it provides to the development community and its effectiveness in advancing housing supply. The program remains focused on improving access to housing and expanding the range of housing options available to residents as quickly and efficiently as possible.

Community Planning Permit System (CPPS)

The Community Planning Permit System (CPPS) launched in June 2025 as part of the City's Housing Accelerator Fund (HAF) Action Plan. The CPPS is intended to streamline development approvals by integrating zoning, site plan control, and minor variances into a single, predictable permitting system, with a target approval timeline of 45 days once applications are deemed complete.

Throughout the summer and fall of 2025, the consultant team undertook extensive background review and technical analysis, including an assessment of the CPPS study areas, market and housing feasibility analysis, community design and built form analysis, and heritage considerations and policy alignment. Engagement activities during 2025 focused on education and early consultation and included stakeholder and opinion-holder interviews, as well as internal and external workshops.

In December 2025, the City publicly launched CPPS engagement through an online survey hosted on Building Barrie, supported by comprehensive public-facing educational materials explaining the CPPS framework and its intended benefits.

Conclusion

Staff in the Development Services Department continue to be dedicated to delivering core services, including delivering more housing, built faster by streamlining the development approvals process, while continuing to respond to a robust and steady stream of development applications with increasing complexity, along with an evolving legislative and economic environment. Additionally, staff continue to advance and deliver core policy initiatives to advance the strategic priorities of the City.

For any questions, please contact Carlissa McLaren, Manager of Planning at carlissa.mclaren@barrie.ca or Jennifer Roberts, Manager of Strategic Initiatives, Policy and Analysis at jennifer.roberts@barrie.ca.

Appendix:

Appendix A – Development Application Registrations (2025)

Memo Author:

Andrew Gameiro, RPP, Supervisor of Planning and Zoning Enforcement, Development Services

File #:

Not Applicable

Pending #:

Not Applicable

Appendix A - Development Application Registrations (2025)

	File Number	Address/ Development Name	Description	Date Registered	New Residential Units	Location
Site Plan Registrations						
Q1	D11A-013-2024	383 Cundles Road West	A second storey addition to an existing school to facilitate the addition of 8 new classrooms, together with the renovation of 2 existing classrooms	02/11/2025	-	Built Boundary
Q1	D11-029-2022	400 Bayfield Street	Commercial building with six (6) commercial units and a drive through restaurant (Popeyes) with a total GFA of 14,000m²	3/12/2025	-	Built Boundary
Q1	D11-017-2024	19 Lennox Drive	Six (6) storey hotel building containing 101 rooms	3/12/2025	-	Built Boundary
Q2	D11-002-2024	315 & 323 Mapleview Drive West	Three (3) commercial buildings with a total GFA of 5,988m² with 205 parking spaces and 6 loading spaces	4/24/2025	-	Greenfield Area
Q2	D11-026-2024	210 Dean Avenue	Three (3) storey elementary school	5/23/2025	-	Built Boundary
Q2	D11-021-2024	800 Yonge Street	Three (3) to twelve (12) storey long term care/retirement home comprising 192 long-term care beds, 485 retirement suites, 120 senior's units and two (2) 18 and 26 storey market residential apartment buildings comprising a total of 360 units	5/29/2025	480	Greenfield Area
Q3	D11A-002-2023	111 Caplan Avenue	A 2,095 m^2 addition to an existing industrial building	03/09/2025	-	Built Boundary
Q4	D11-007-2024	20 Rose Street	An institutional and residential development including one building with 2 towers (9 and 11 storeys in height), a parking structure, outdoor amenity area and green space to accommodate approximately 215 affordable rental units and 4,750m² of leasable community and social space	7/25/2025	215	Built Boundary
Q4	D11A-006-2024	222 Mapleview Drive West	A one (1) storey building with a GFA of 655 m^2 for a childcare use	7/29/2025	-	Built Boundary
Q4	D11-001-2023	545 Dunlop Street West	A 30,948m² warehouse with 1,353m² of office space	11/25/2025	-	Built Boundary
Q4	D11-010-2024	582 Essa Road	An eight (8) storey mixed-use building containing	11/25/2025	101	Built Boundary

			101 residential units			
Q4	D11-003-2025	60 Dean Avenue	Seven (7) storey residential apartment building with 122 purpose-built rental units, 15 percent of which are to be affordable units	12/4/2025	122	Strategic Growth Area
Subdivisions Registrations						
Q1	D30-012-2021-3	620 Lockhart Road	Phase 3 of the overall development. Consists of 30 street townhouse units	3/19/2025	30	Greenfield Area
Q2	D12-452	428 Little Avenue & 237 Foster Drive	Multi-residential condominium development consisting of 56 townhouse units including 6 affordable units	5/1/2025	- Units counted through associated site plan D11-004-2020	Built Boundary
Q3	D30-018-2021	108, 116, 122 Harvie Road	131 residential units in total, including 12 single detached units, 67 townhouse units and a four (4) storey building with 52 units.	7/7/2025	12	Built Boundary
Total Number of New Residential Units					**960**	